

SUBJECT TO APPROVAL

MINUTES

WEST LAFAYETTE REDEVELOPMENT COMMISSION

609 West Navajo St., West Lafayette, Indiana

Council Chambers

January 19, 2010

The meeting was called to order at 8:33 a.m. President Oates presided.
The Pledge of Allegiance was recited.

Secretary Sorensen called the role.

Present: Larry Oates, Steve Curtis, Linda Sorensen, Diane Damico, Gary Lehman
Janet Elmore and Dottie Rausch

Old Business:

Minutes

Commissioner Curtis moved to approve the minutes of the December 15, 2009 Redevelopment Commission meeting. Commissioner Lehman seconded. Commissioner Damico requested the Public Comment on page 4 be corrected as follows: *Commissioner Damico asked Counselor Vicki Burch to clarify the 2010 Common Council appointments to the Redevelopment Commission. Councilor Burch declined to comment.* Commissioner Damico motioned to make the change. Commissioner Lehman seconded. The motion to make the change was approved 5-0. The December 15, 2009 minutes were approved as amended 5-0.

Commissioner Lehman motioned to approve the minutes of the January 4, 2010 Redevelopment Commission meeting. Commissioner Sorensen seconded. The minutes were approved as written 5-0.

Fitness Trail Update

Assistant City Engineer, Mike Thompson commented that approximately 90% of the fencing has been completed. The 7 ft. interior fence is complete. Mr. Fence-It has ordered the gates and hardware necessary for the completion of the 4 ft. exterior fence. Benches have been ordered and the final details on lighting are being reviewed.

Riverside Skating Rink Update

Assistant City Engineer, Mike Thompson stated the condenser motor has been repaired. The rink has been open and a very popular activity with the community.

Cumberland Avenue Update

City Engineer Dave Buck gave an update on the Cumberland Avenue Reconstruction Project. The contract for the project has been awarded to Fairfield Contractors, Inc. and Roudebush Grading, Inc. The acquisition of the six parcels of right-of-way is close to being completed. The construction bids, including the contingencies, are within the planned budget. Commissioner Lehman inquired if the former CTS land would present any environmental issues. Mr. Buck commented that testing has been performed and the levels were very trace and determined not to be an issue in the area of the road construction. Notices to proceed will be issued as soon as the land acquisition has been completed.

Other

President Oates stated that Tom Gall had updated him regarding the continuing repairs at the parking garage. Extremely cold temperatures and tenant contract provisions regarding work being done during peak holiday season have temporarily halted the work on the Wabash Landing Parking Garage. Much of the metal for the stairwell enclosure has been installed. Continuing work on the deck coatings is expected to resume in January weather permitting. Financial statements for the garage will be discussed at the next meeting.

There was no further Old Business.

New Business:

Review of Financial Schedules

Redevelopment Commission Treasurer Judy Rhodes reviewed both the financial reports for the YE 2009 and as of January 14, 2010. Purchase order encumbrances for ongoing projects which were carried over were reviewed for each TIF District. Both reports documented actual expenditure, disbursement, carryover and revenue amounts which illustrated the actual cash flow for each district. Items that closed out under the 2009 budgeted amount were highlighted. Treasurer Rhodes explained the process after the increment is received and before it is deposited in the surplus fund by the trustee. President Oates clarified some of the numbers of the reports. It was confirmed that some of the estimated pay 2009 increment is still outstanding. The 2010 increment was estimated based on the 2009 numbers. Total obligations for each TIF District including carryover purchase orders, the 2010 approved budget and debt service expenses were discussed. Commissioner Lehman requested that Treasurer Rhodes advise the Commission of any potential budget concerns. Treasurer Rhodes stated the uncertainty of the settlement of the 2009 increment limits available cash flow.

Resolution RC 2010-1

Commissioner Sorensen motioned to approve Resolution RC 2010-1 A Resolution of the West Lafayette Redevelopment Commission Appropriating funds from the Certified Technology Park Allocation Fund to Pay Expenses for the Allocation Area. Commissioner Lehman seconded. President Oates noted a correction under the 7th “WHEREAS” clause. The date was corrected to read February 2, 2009. The resolution authorizes the final reimbursement to Purdue Research Foundation from the Certified Technology Park Allocation Fund in the amount of \$794,125. Public comment was requested.

The roll call vote:

Aye: Curtis, Damico, Lehman, Oates, Sorensen

Nay:

The motion to approve resolution RC 2010-1 passed 5-0.

Payment of Claims

Commissioner Curtis motioned to ratify the payment of the Sagamore Parkway TIF claim in the total amount of \$1,730.00. Commissioner Damico seconded. The claim from American Structurepoint was for work on the Yeager Road Reconstruction Phase I Project for the month of November and related to the parklands impact study. The public hearing will be scheduled in the next coming weeks.

The roll call vote:

Aye: Curtis, Damico, Lehman, Oates, Sorensen

Nay:

The motion to ratify the payment of the Sagamore Parkway TIF claim in the total amount of \$1,730.00 passed 5-0.

Commissioner Sorensen motioned to approve the Levee/Village TIF Surplus claims in the total amount of \$107,731.19. Commissioner Damico seconded. A claim from Everything Ice for \$2,960.00 was the final payment on the IceMat system. The Claim from J. L. Anderson in the amount of \$1,847.00 covered the condenser motor at the Riverside Ice Rink. Ongoing maintenance will be the responsibility of the Parks Department. Lester Recreation Designs’ claim of \$4,535.00 was for a bike rack and benches to be installed at the Fitness Trail. A claim in the amount of \$30,210.00 from Mr. Fence-It was for fencing at the Fitness Trail which is 90% completed. Fence posts have been installed; gates and a few miscellaneous parts are on order. Milestone Contractors’ claim for \$68,179.19 was for the excavation and resurfacing of asphalt, concrete bench pads and trail connections at the Fitness Trail.

The roll call vote:

Aye: Curtis, Damico, Lehman, Oates, Sorensen

Nay:

The motion to approve the payment of the Levee/Village TIF Surplus claims in the total amount of \$107,731.19 passed 5-0.

Commissioner Curtis motioned to approve the payment of the KCB TIF Surplus claims in the amount of \$205,759.07. Commissioner Sorensen seconded. The claim from Fairfield Builders of \$8,650.00 and Medical Engineering & Development Institute of \$43,350.00 were for parcels #1 and #22 in the Cumberland Avenue Reconstruction Phase I right-of-way. City Engineer Dave Buck noted that the pond area at the southeast corner of Kent and US 52 has been replatted as an outlot and donated to the City by Fairfield Builders Supply Corporation. Due to the timing of the Redevelopment Commission meetings, Dave Buck stated that subsequent claims for parcels would be presented at the Board of Works to ensure timely processing. The claim totaling \$153,759.07 was for reimbursement to the Tippecanoe County Highway Department for the preliminary engineering study on Lindberg Bridge. The actual preliminary engineering based on the study is underway.

The roll call vote:

Aye: Curtis, Damico, Lehman, Oates, Sorensen

Nay:

The motion to approve the payment of the KCB TIF Surplus claims in the amount of \$205,759.07 passed 5-0.

Commissioner Curtis motioned to pay the claim to Purdue Research Foundation which is the final payment of \$794,125 from the Certified Technology Park Allocation Fund as directed in Resolution RC 2010-1. Commissioner Damico seconded. Treasurer Rhodes stated the interest earned of \$117,360.67 remains in the account. Attorney Tom Brooks will investigate any regulations relating to the use of the interest.

The roll call vote:

Aye: Curtis, Damico, Lehman, Oates, Sorensen

Nay:

The motion to approve the payment of the claim to the Certified Technology Park in the amount of \$794,125 as directed by Resolution RC 2010-1 passed 5-0.

Barnes & Thornburgh LLP Engagement

Commissioner Lehman motioned to accept the terms of engagement from Barnes & Thornburg as outlined in their letter of January 11, 2010. Commissioner Damico seconded. Redevelopment Commission Attorney Tom Brooks explained the letter is confirmation that Tom Pittman, formerly of Baker & Daniels, is available for the Commission's use should the need arise.

The roll call vote:

Aye: Curtis, Damico, Lehman, Oates, Sorensen

Nay:

The motion to approve the relationship with Barnes & Thornburgh with the West Lafayette Redevelopment Commission as delineated in the engagement letter of January 11, 2010 was approved 5-0.

Other

The Commission was informed that the Purdue Boathouse construction is on schedule with an anticipated opening of April 2010. Commissioner Elmore commented that the Crew Club is very excited about the new building.

The 2009 Year End report was distributed to the Commissioners for their review and comments and will be discussed at next month's meeting.

The next meeting was confirmed:

February 16, 2010 at 8:30 a.m.

There was no further new business.

Public Comment

There was none.

Adjourn

There being no further new business, Commissioner Curtis motioned to adjourn. Commissioner Damico seconded. The meeting adjourned at 9:55 a.m.

Linda M. Sorensen
Recording Secretary

Approved:

Lawrence T. Oates
President